



MEETING MINUTES

Jersey City Environmental Commission
City Hall – 280 Grove Street, Jersey City NJ 07302
Gerald F. Nicholls, Chair
Sara K. Schultzer, Vice Chair

Meeting: Jersey City Environmental Commission Public Meeting

Date / Location: 16 December 2014 – 6:30 p.m.
Caucus Room, 2nd Floor, City Hall, 280 Grove Street, Jersey City, NJ 07302

Attendees:

Commissioners/City Representatives	Public Participants
Bryant Holt	Mike McCabe (Chromium Cleanup)
Michelle Luebke	Brian McPeak (Site Administrator)
Gerry Nicholls	Debra Italiano (SJC)
Elizabeth Phillips-Lorenzo	Lyndsey Scofield (SJC, urban forestry)
Gabriel Ristorucci	Alison Cucco (resident)
Sara Schultzer	Elizabeth Reynoso (resident)
Mario Verdibello	

Prepared By: Sara Schultzer

Date Prepared: 16 December 2014

ROLL CALL

Seven of nine commissioners were present, which constituted quorum. Commissioner Latham was absent, and one commissioner position remains unfilled.

PRESENTATION

Presentation by Brian McPeak and Michael McCabe, Site Administrator for Jersey City PPG [Hexavalent] Chromium Sites. Presentation is attached to these meeting minutes.

- “Status Conference” PowerPoint deck distributed
- 20 clean-up locations
- Previously wetland site
- Objective was to have systems in place to prevent any chromium from being airborne
- Berry Lane was upstream at a higher grade so no concerns
- Main Garfield Ave Site – all Chromium has been removed
- 2 remaining areas (south of Main Garfield Avenue site and east of Holiday Street)
- Cleanup surpasses DEP standards for the concentrations and conditions of our site

- Cleaned up to residential level
- Capillary break installed so doesn't express out with groundwater paths or rise
- Meadow mat with infill on top
- Future development: Canal Crossing, with Berry Lane Park
- PPG vs DEP requirements
 - PPG requires equal to or above previous existing conditions, with developer paying for anything above and beyond that
 - PPG considers to what level to clean up based on projected future use
- Exposure prevention – Average concentrations recorded on-site less than 20% of the maximum 50 nanograms per cubic meter. Furthermore, did blood tests which all came back negative.
- 2600 properties eligible to be inspected, 74 properties have been examined to owners' satisfaction, PPG has voluntarily remediated 1 property and remediating 2 others not related to PPG operations.
- Putting out another newsletter in January 2015 to about 3600 mailing addressing
- Non-Garfield Avenue group cleanups
- Area between Metropolis Towers and the old retail area (circa 2000) had been built on Chromium waste tailings. 50,000 tons were cleaned up ahead of schedule and now repaved and in use as parking lots. Chromium still remains in boiler room and is quartered off and will be cleaned up.
- DEP rejected in-situ, was trucked off and replaced with clean fill.
- Monitoring wells will be located.
- If residential construction requests the capillary break is pierced, DEP will review.
- "Sewer Protocol" outlines rights and who financially responsible for any future chromium removal.

APPROVAL OF PREVIOUS MEETING MINUTES

Agenda for upcoming meeting and Minutes from previous meeting are posted on the website (<http://www.cityofjerseycity.com/environmentalcommissionagenda/>).

The 18 November 2014 Meeting Minutes were accepted as final and will be posted.



SUBCOMMITTEE REPORTS

Green Infrastructure Subcommittee

- Deb Italiano recommends Lindsey Scofield for GIC subcommittee
- MUA will apply for a series of grants to support GIC activities. Last one and upcoming one both with Fish & Wildlife. Upcoming one (February 2015) to provide money to implement projects.
- JCEC will support it with a subcommittee.
- Implementation of Best Management Practices checklist to be proactive in setting standards, protocol, resiliency

NEW BUSINESS

The following new business items were discussed:

Letters of Support

- To Jersey City (JCRA) for US EPA Brownfields Site-Specific Grants
- To Fish & Wildlife - <Gabrielle's letter? Provide formal title>

Shade Tree Committee

- Gerry advocating to create new committee standalone from JCEC. There are a lot of well-informed citizens showing interest in such a commission.
- While we consulted on the Tree Ordinance and it passed through; it's not being fully enforced.
- Tree Counts – standardized worksheet w data fields (kind, photo, caliper at breast height)

GENERAL PUBLIC PARTICIPATION

Attendees were encouraged to offer feedback

CLOSING REMARKS AND OTHER BUSINESS BY COMMISSIONERS

- GIC Conference Call proposed for mid-January
- Commissioner Phillips-Lorenzo indicated she will likely resign during the next meeting because of a potential conflict of interest.

APPROVAL OF THE 2015 ANNUAL CALENDAR

- The commission voted unanimously in favor of the 2015 calendar dates. The 2015 meeting calendar is attached to these meeting minutes.
- Include presentation topic on energy efficiency.



ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

ACTION ITEMS

1. Commissioners to submit biographies for website.
2. Commissioner Verdibello to coordinate a potential presentation to the Environmental Commission regarding the Genesis product that converts latent heat from light fixtures to supplemental light.
3. Commissioner Ristorucci to coordinate website updates and upgrades.
4. Tree Canopy Study data to be further reviewed and evaluated for subsequent meetings.
5. GIC subcommittee to be constituted.

NEXT MEETING

The next Environmental Commission is scheduled for 13 January 2015 at 6:30 p.m. in the Caucus Room, 2nd Floor, City Hall, 280 Grove Street, Jersey City, NJ 07302.

ATTACHMENTS

1. Presentation: Status Conference Jersey City Environmental Commission, PPG Chromium Sites, Prepared by W. Michael McCabe, Court-appointed Site Administrator
2. 2015 JCEC Meeting Calendar



Status Conference Jersey City Environmental Commission

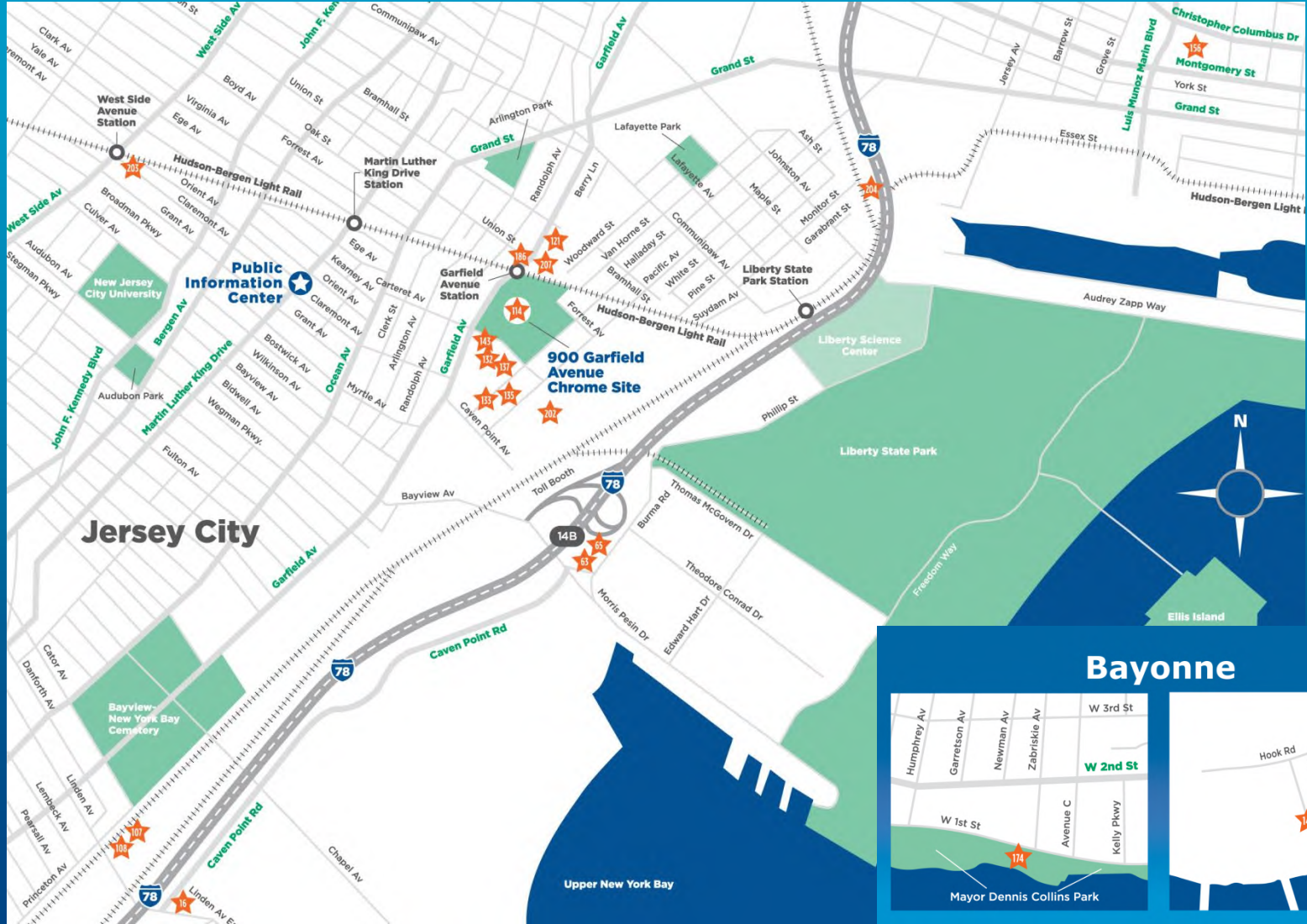
PPG Chromium Sites

**Prepared by
W. Michael McCabe
Court-appointed Site Administrator
December 16, 2014**

Chromium Cleanup
Partnership

N.J. DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF JERSEY CITY
PPG INDUSTRIES
COURT-APPOINTED SITE ADMINISTRATOR

20 Cleanup Locations



Site Status

■ Sites Remediated and Available for Use:

- 121 & 207 – Berry Lane Park
- 186 – Garfield Avenue No. 1
- 202 – Caven Point Realty
- 203 – Claremont Associates
- 204 – Conrail Edgewater
- 156 – Metropolis Towers

■ Sites Being Prepared for Remediation:

- 135 – Vitarroz
- 108 – Albanil Dyestuffs

■ Sites Under Remediation:

- 114 – Main Garfield Avenue Site
- 143 – Talarico Auto
- 132 – Town and Country Linen
- 137 – Bass
- 133 – Ross Wax
- 16 – Linden East
- 63 / 65 – Baldwin Oil / Burma Road

■ Sites with Access Litigation Pending:

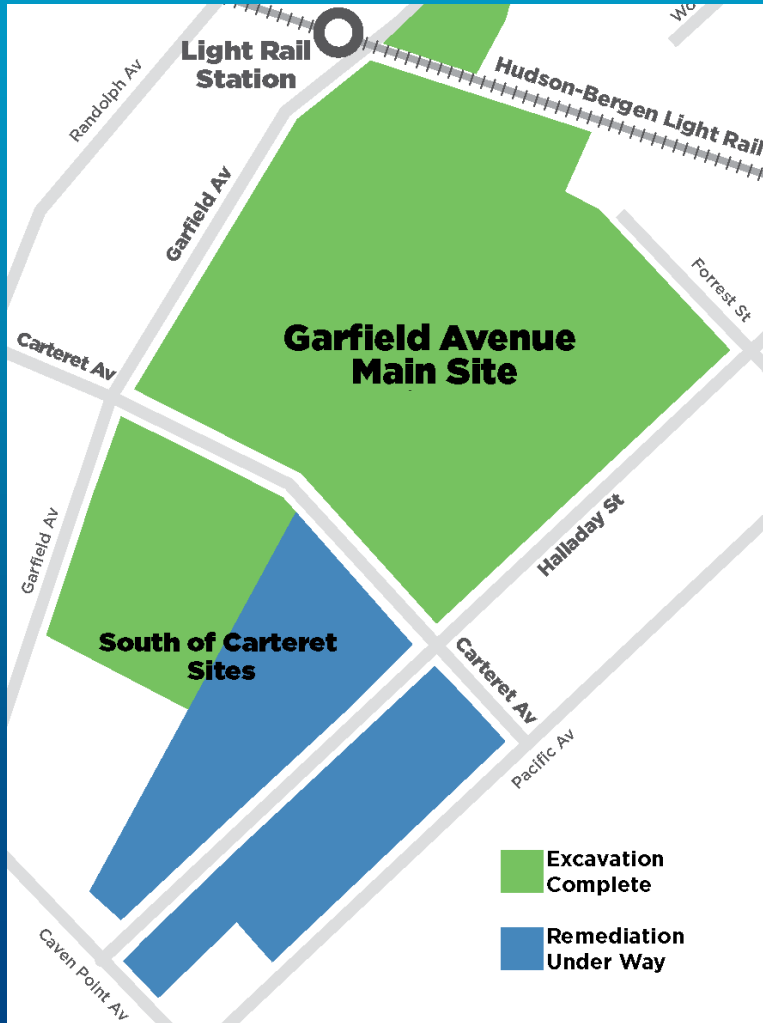
- 107 – Fashionland

Note: Excludes Sites in Bayonne

Garfield Avenue Cleanup Sites



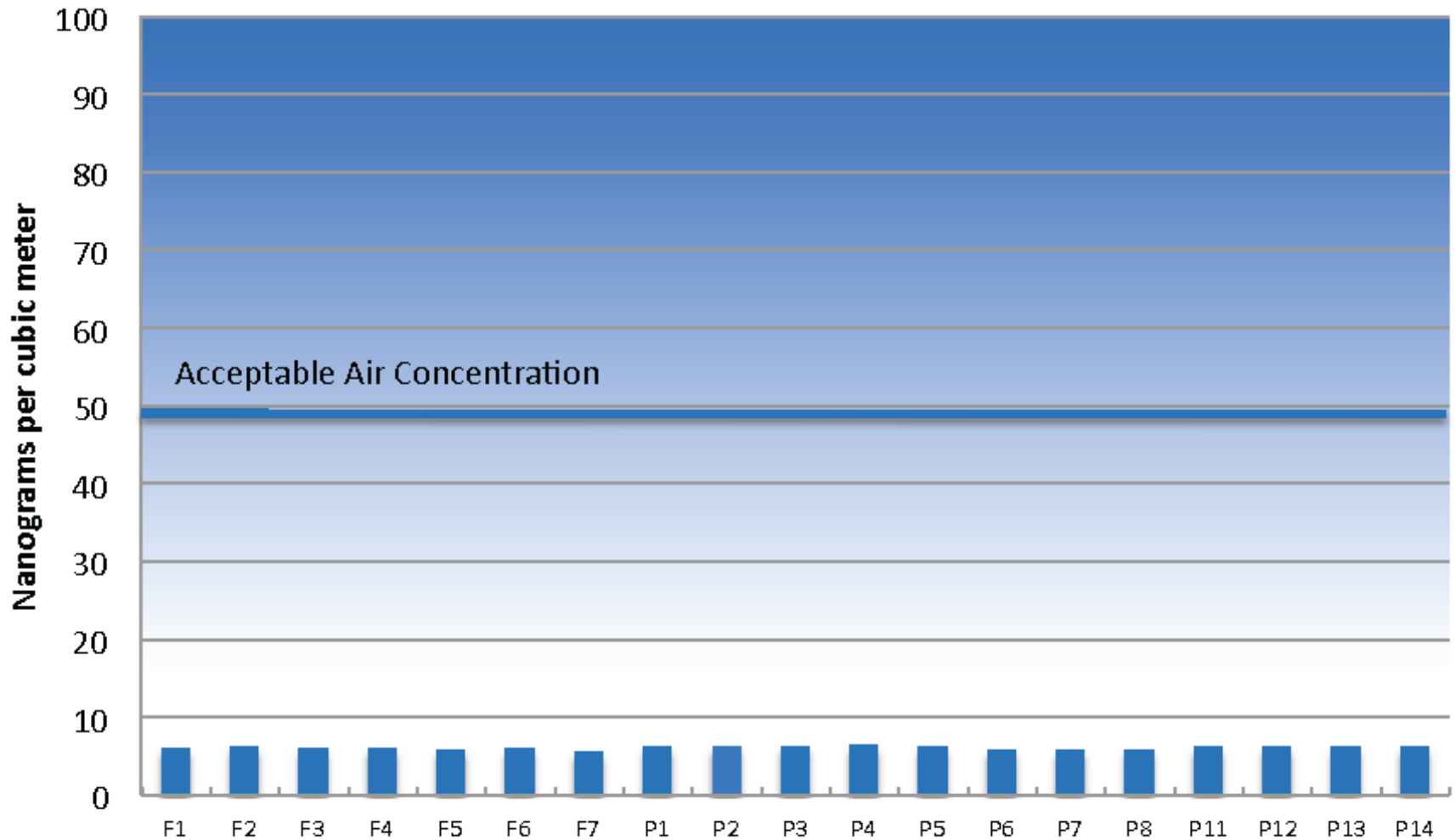
Garfield Avenue Group Sites



- Green areas show where chromium waste excavation has been completed
- More than 660,000 tons of material have been removed from all Garfield Avenue Group sites
- More than 50 million gallons of chromium contaminated water has been decontaminated
- Cleanup meets or exceeds DEP environmental standards
- All Garfield Avenue Group sites will be excavated and restored by December 2015

Cleanup to Date Average Concentrations

Hexavalent chromium



Blood Tests Round #5

No hex chrome changes due to cleanup

- **Fifth round of blood samples were taken from volunteer residents living near the Garfield Avenue site who had previously participated**
- **As in previous rounds, results showed no changes in blood that would indicate exposure to contaminated waste, despite increased excavation activity**
- **Exposure no different from other urban areas without chromium sites**
- **Samples analyzed by independent, certified lab**
- **Program administered by EOHSI**
- **Round #6 blood tests for existing participants to be conducted next spring**

Residential Inspection Program

No chromium waste found to date

- Residents of specific areas can have their property inspected for the presence of chromium
- If found above health action levels, contamination will need to be cleaned up
- No cost to property owner, PPG pays
- 74 eligible properties have been examined under the program to the owners' satisfaction
- PPG has voluntarily remediated one property and is working on two others where low levels of chromium were found but are not attributed to PPG operations

Non-Garfield Avenue Group Cleanups

Site 203 – Claremont Associates
DEP issued NFA on 4/23/12

Site 186– Garfield Avenue No. 1
1,450 tons of Cr removed
Restoration Complete: 11/20/2013

Sites 107/108 – Fashionland / Albanil Dyestuffs
PPG Cr Estimate – 21,000 tons
Forecast Completion Date: 2017

Site 16 – Linden East
41,750 tons of Cr removed to date
Forecast Completion Date: Spring 2015

Site 156 – Metropolis Towers
58,475 tons of Cr removed; one AOC remains
Completion Date: Main Excavation Complete

Site 204 – Conrail Edgewater Branch
DEP issued NFA on 5/3/12

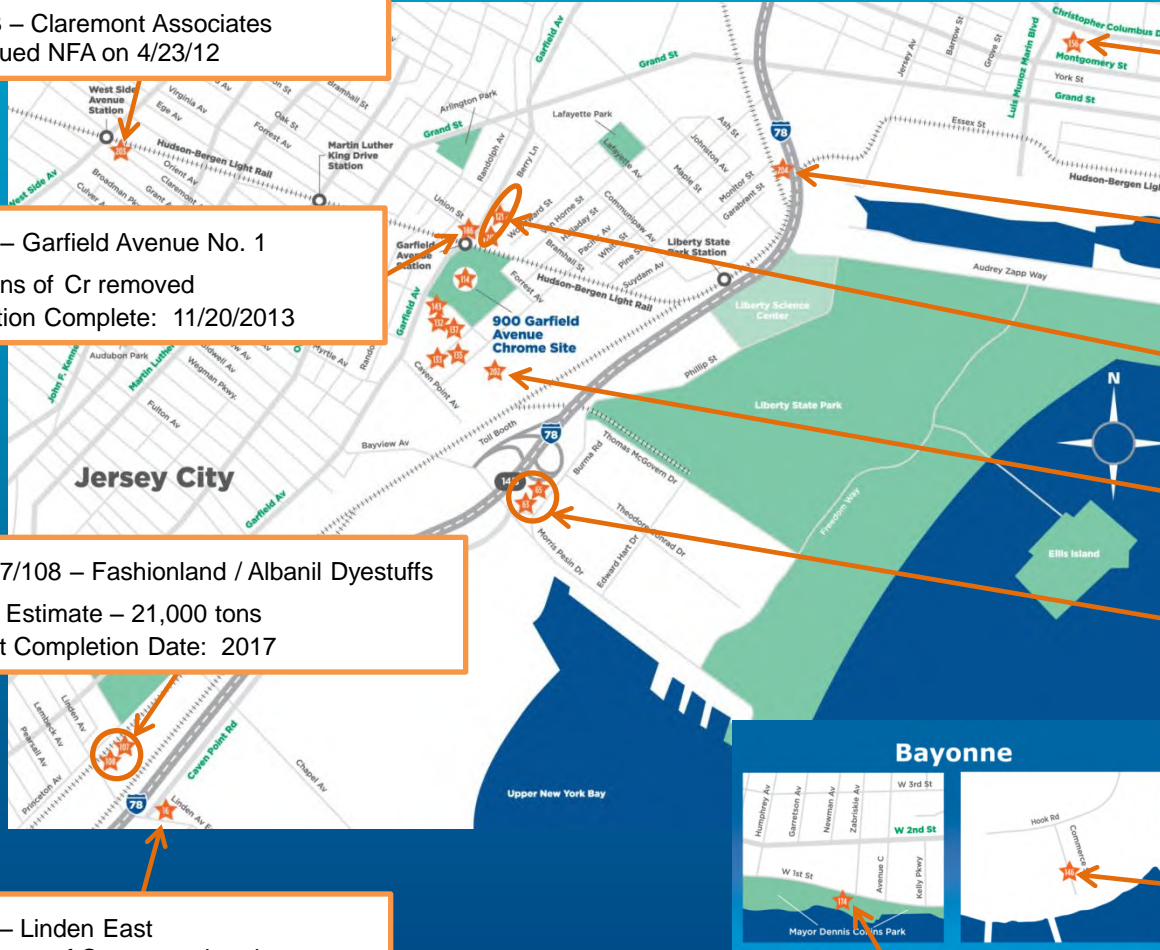
Sites 121 & 207 – Berry Lane Park
48,000 tons Cr removed
Completed Feb. 2013, RAO Doc's Pending

Site 202 – Caven Point Realty
DEP issued NFA on 5/3/12

Sites 63/65 – Baldwin Oil / Burma Road
26,335 tons of Cr removed to date
Forecast Completion Date: Q1-2015

Site 146 – Commerce Street
Anticipate Consent Order to move this site
from 2009 JCO to 2011 settlement

Site 174 – Dennis Collins Park
PPG Cr Estimate – 2,250 tons
Forecast Completion Date: May 2015



Metropolis Towers

Excavation and Restoration Completed



JERSEY CITY ENVIRONMENTAL COMMISSION 2015 MEETING CALENDAR

Please be advised that the Jersey City Environmental Commission has established the following dates for the 2015 Meeting Calendar. All Regular Meetings are held at 6:30 p.m. in the Caucus Room, 2nd Fl of City Hall, 280 Grove Street, unless otherwise indicated.

2015 Regular Meetings

January 13

February 17 *

March 17 *

April 14

May 12

June 16 *

July 14

August 11

September 8 *

October 13 *

November 17 *

December 8

***To be held in the Council Chambers**